

Development of the two MDR lots would change the visual character of this strip of land along Venice Beach. These adjacent lots provide a visual break with the neighboring residential developments. Although development of the lots would mean a loss of open space amongst dense apartment structures, it would be consistent with surrounding land use. Therefore, the impact on the visual character of the site would be less than significant.

**d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

Future development of the PDR and MDR lots would create additional street and structural related lighting in the area. Although the addition of new structures would increase local glare, development lighting and glare would be similar to existing light sources and be consistent with the light and glare continuity of the neighborhood. The new structures would not result in a substantial increase in light or glare and would not adversely affect day or nighttime views in the area. Therefore, the impact on light or glare would be less than significant.

## II. AGRICULTURAL RESOURCES

| <i>Issues (and Supporting Information Sources):</i> |   | <i>Potentially<br/>Significant<br/>Impact</i> | <i>Less Than<br/>Significant<br/>with<br/>Mitigation<br/>Incorporation</i> | <i>Less Than<br/>Significant<br/>Impact</i> | <i>No Impact</i>                    |
|---|---|---|--|---|-------------------------------------|
| <b>II. AGRICULTURE RESOURCES</b>                    |   |   |  |   |                                     |
|   | In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. <b>Would the project:</b> |   |  |   |                                     |
| a)  | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| b)  | Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |
| c)  | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  | <input type="checkbox"/>                      | <input type="checkbox"/>   | <input type="checkbox"/>                    | <input checked="" type="checkbox"/> |

## SUMMARY

*The proposed project would have no impact on agricultural resources because there are no agricultural resources present at the site vicinity. Therefore, agricultural resources will not be considered further in the EIR.*

## IMPACTS ANALYSIS

### ***SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS***

- a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

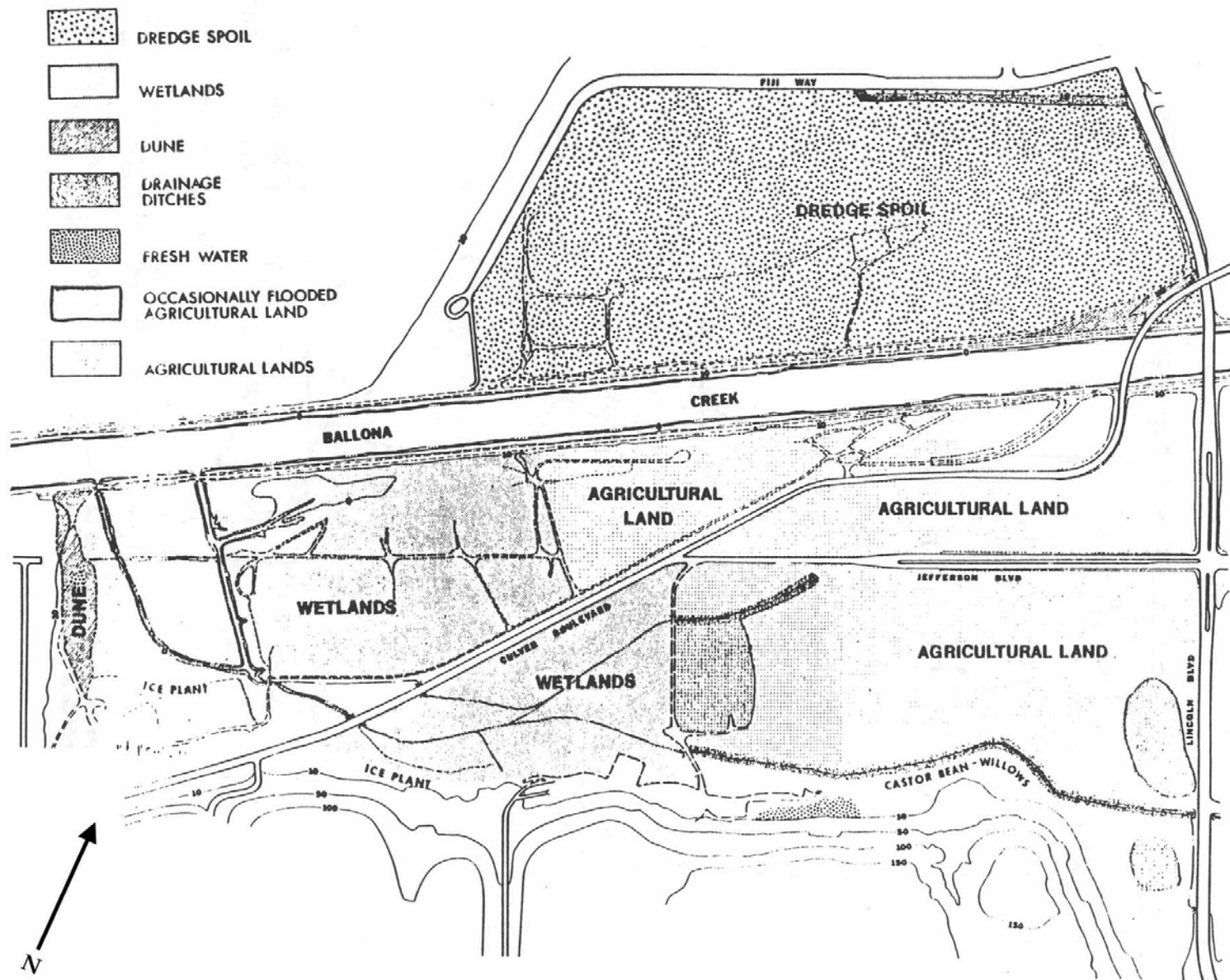
While the County of Los Angeles contains abundant agricultural resources, the communities of PDR and MDR do not possess active agricultural lands. PDR is a coastal community, within the jurisdiction of the City of Los Angeles, predominately comprised by single-family homes. The area surrounding the PDR lots is dominated by residential and recreational uses. The residential portion of the community lies within the jurisdiction of the City of Los Angeles, whereas the marina is an unincorporated area within the County of Los Angeles.

Historical records of agricultural use for the PDR lots indicate the site was farmed through the 1930s; prior to the time that the property was purchased in the early 1940s (see Figure II-1). Since the 1940s, the acreage committed to agriculture in the portion of the property outside the coastal decreased gradually as development expanded. In 1970 a private resident began farming the property; no new acreage has been opened to farming use since that time (California Coastal Commission, 1983).

The 34 scattered lots throughout the PDR neighborhood and the two lots in the MDR have no classified soil suitable for nursery or other agricultural uses. The project would not impact Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

- b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The PDR and MDR lots are not zoned for agricultural use and a Williamson Act contract is not in place for the project area. Sale of the lots and subsequent development of the lands for urban uses would therefore not result in uses inconsistent with agricultural zoning nor in conflict with lands under Williamson Act contract.



SOURCE: Environmental Science Associates, USGS, Pacific Meridian Resources

SCG Valuation and Sale of Surplus Property at Playa del Rey and Marine del Rey Project / 202639 ■

**Figure II-1**

Playa del Rey/Ballona Region Circa 1930s

- c) **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?**

The PDR and MDR lots are not located on or near lands that are considered farmland by state, regional or local agencies. Sale of the lots and subsequent development of the lands for urban uses would not result in uses inconsistent or detrimental to existing or future agricultural activities in the area nor would the sale or subsequent development promote or accelerate the conversion of such existing agricultural lands to non-agricultural uses.

### III. AIR QUALITY

| <i>Issues (and Supporting Information Sources):</i>  |  | <i>Potentially Significant Impact</i> | <i>Less Than Significant with Mitigation Incorporation</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i>         |
|--|--|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>III. AIR QUALITY</b>  |  |                                       |  |                                     |                          |
| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <b>Would the project:</b> |  |                                       |  |                                     |                          |
| a)   | Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b)   | Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c)   | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>              | <input type="checkbox"/>                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)   | Expose sensitive receptors to substantial pollutant concentrations?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>                                   | <input type="checkbox"/>            | <input type="checkbox"/> |
| e)   | Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>              | <input checked="" type="checkbox"/>                        | <input type="checkbox"/>            | <input type="checkbox"/> |

### SUMMARY

*The proposed project presents potentially significant air quality related impacts from potential exposure of sensitive receptors to methane and odor impacts from potentially leaking wells of the PDRGSF. These impacts will be analyzed and considered in greater detail in the EIR with the addition of new field sampling data currently being collected.*